

CONCEPTUAL STAGE RELOCATION PROGRAM PLAN

**PROJECT ID 1440-15-00
STH 23
PLYMOUTH TO FOND DU LAC**

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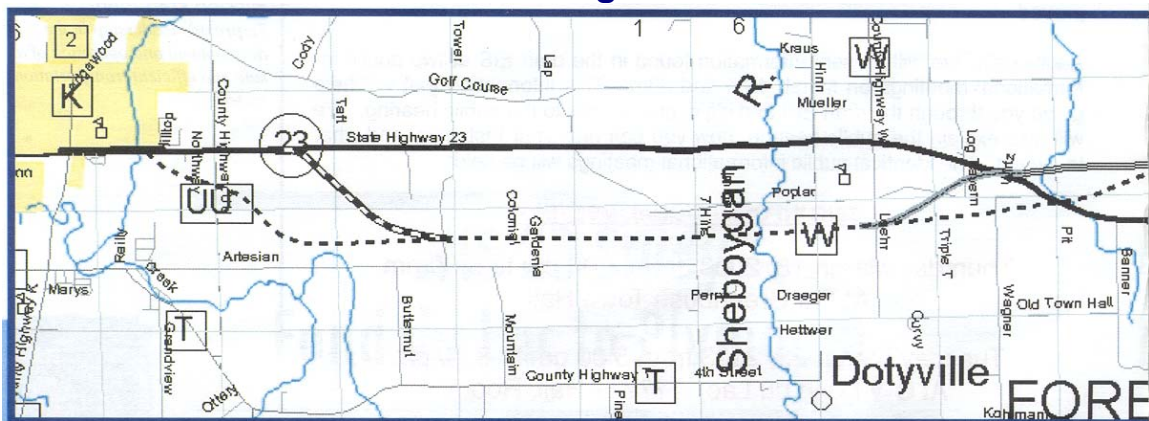
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PROJECT DESCRIPTION

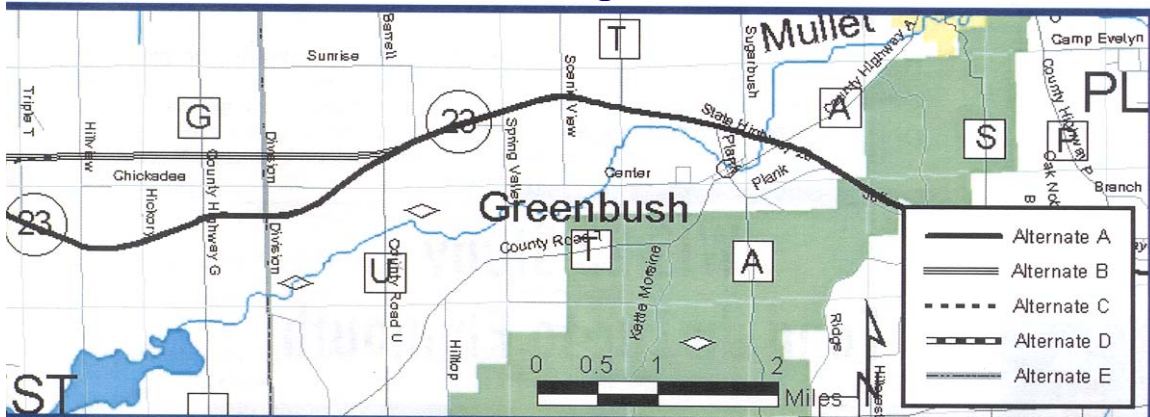
The Wisconsin Department of Transportation (WisDOT) is studying alternatives for providing additional highway capacity on State Trunk Highway 23, located in east-central Wisconsin, between the cities of Fond du Lac and Plymouth, in Fond du Lac and Sheboygan Counties, respectively. The majority of existing Highway 23 is a rural two-lane highway. The study for highway capacity expansion begins at County Trunk Highway (CTH) K, on the east side of the City of Fond du Lac, about ½ mile east of the future USH 151/STH 23 interchange. The existing roadway extends approximately 19 miles east to CTH P on the northwest side of the City of Plymouth.

PROJECT MAP

West Segment



East Segment



DEMOGRAPHIC INFORMATION ON COMMUNITIES AFFECTED

Location	Population Year 2000	Race Percentages			Age Profile			Persons per Household
		White, Non Hispanic	African American	Other	Median Age	Under 18	Over 65	
County of	97,296	96.2%	0.9%	4.9%	N/A	25.2%	14.3%	2.52

Fond du Lac								
County of Sheboygan	112,646	92.7%	1.1%	9.7%	N/A	25.5%	14.0%	2.50
		White, Non Hispanic	African American	Other	Median Age	Over 18	Over 65	
City of Fond du Lac	42,203	93.6%	1.9%	6.9%	35.7	75.8%	15.3%	2.38
City of Plymouth	7,781	98.4%	0.2%	2.4%	37.1	74.1%	16.1%	2.35

This table indicates race percentages and age profiles for Fond du Lac and Sheboygan Counties and also for the cities of Fond du Lac and Plymouth. The statistics show a high degree of uniformity between the counties and the municipalities. Therefore it is concluded that the potential displacees should be successful in finding replacement housing in neighborhoods with similar characteristics to their current locations.

Source: U.S. Census Bureau – State and County Quickfacts
U.S. Census Bureau – American FactFinder

RELOCATION SERVICES FOR RESIDENTIAL DISPLACEDS

In addition to maintaining necessary records and performing various other administrative functions, the relocation staff will offer and provide the following assistance to all displacees:

1. Counsel each individual and family with regard to their specific re-housing needs, resulting in each securing replacement housing that is decent, safe and sanitary; adequate for their needs; suitably located; and within their financial means.
2. Continually gather data commensurate with the relocatee's needs and advise them accordingly. Provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing and of comparable commercial properties and locations for displaced businesses. Appointments will be made, as well as arrangements for the inspection of referral housing. Inspections will be made of those units that the relocatee indicates a desire to rent or purchase to formally certify adequacy and that they are decent, safe and sanitary.
3. Assist prospective homeowners in obtaining mortgage financing and aid in the preparation and submission of offers to purchase. Assist in obtaining relocated documents, e.g. credit reports, appraisals, surveys, etc.
4. Advise prospective tenants on lease arrangements, tenant/landlord responsibilities, security deposit practices, rental ranges, etc.
5. Provide information and referrals to local welfare and social service assistance agencies when it appears a need for such service.

6. Provide information on school district boundaries and the routing and scheduling of public transportation.
7. Make personal contacts with each displacee regularly for the purpose of discussing and providing leads, referrals and all such other matters regarding re-housing which is of interest to the relocatee and necessary for his successful relocation. Visitation will be geared to the complexity, the specific need and the level of availability and will be repeated regularly to assure that the re-housing responsibilities are discharged completely and fully in compliance with the spirit and intent of the program.
8. Provides assistance of complete claims for relocation payments for which each displacee may be eligible.
9. Assist in making moving arrangements including the transfer of utility service.
10. Provide all required written notices, delivered by personal contact whenever feasible, to insure full understanding of eligibility requirements, payment options project information and other notices required by law, regulations or as otherwise appropriate.
10. Advise them of grievance procedures, arrangements, and agencies involved.

RELOCATION SERVICES FOR COMMERCIAL DISPLACEES

A. Commercial Project Assurances

“Assist owners of displaced business concerns and farm operations in obtaining and becoming established in suitable business locations or replacement farms.” (Sec. 32.25(2)(b) of the Wisconsin Statutes)

B. The commercial properties affected by this project will be assisted in their relocation in the following manner:

1. Maintaining listings of vacant commercial properties.
2. Maintaining close contact with local real estate agencies and brokers dealing in commercial space.
3. Informing business concerns of the Small Business Administration entitlements when federal aid is involved.
4. Contacting local development corporations and other similar organizations to make all possible assistance available.
5. Assist in obtaining or transferring business permits and licenses.
6. Assist in securing and making moving arrangements.
7. Joint development of inventory of personal property to be moved.
8. Advise businesses in site management procedures and occupancy terms and conditions.
9. Advise them of their relocation claim entitlements and assist them in filing the claim with documentation.

C. Contact with each commercial displacee will be made at regular intervals during which various leads or referrals will be offered. Visitations will be geared to the complexity, the

specific needs and the level of availability of replacement properties and will be repeated until the relocation agent's responsibilities are completely and fully discharged and are in compliance with the spirit and intent of the program.

Divisive or Disruptive Effects and Other Impacts on the Communities and Neighborhoods

There appears to be no unusual circumstances regarding the residential or business relocations. This project will have a very minimal effect on the communities that remain after the relocation process.

In addition, no significant disruption effects should exist, with the possible exception of the construction period. No known concentration of predominant ethnic minority, elderly, or handicapped people were noted at the previous public meetings.

Real Estate Market Trends

Price Range	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
\$50,000 - \$74,999	0	1	1	0
\$75,000 - \$99,999	1	0	0	1
\$100,000 - \$124,999	2	4	0	2
\$125,000 - \$149,999	0	6	1	0
\$150,000 - \$174,999	0	5	2	3
\$175,000 - \$199,999	0	5	2	0
\$200,000 - \$249,999	0	2	3	0
\$250,000 - \$349,999	0	8	1	0
\$350,000 - \$500,000	0	0	2	0
\$500,000+	0	0	0	0
Totals	3	31	12	6

This table indicates the number of residential properties that have sold over the last year in the immediate area of the project. It is clear from this table that the real estate market is very active with an abundant number of transactions. The potential number of displacements caused by this project will not cause undue hardship to the local real estate market.

Inventory of Replacement Properties

Price Range	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
\$50,000 - \$74,999	0	0	0	0
\$75,000 - \$99,999	2	3	0	0
\$100,000 - \$124,999	0	1	0	0
\$125,000 - \$149,999	0	4	0	1
\$150,000 - \$174,999	0	2	1	0
\$175,000 - \$199,999	0	2	5	1
\$200,000 - \$249,999	0	4	1	0
\$250,000 - \$349,999	0	5	5	0
\$350,000 - \$500,000	0	3	4	0
\$500,000+	0	0	1	0
Totals	2	24	17	2

This table indicates the number of residential properties that are currently listed for sale in the immediate area of the project. It is clear from this table that the real estate market is very strong and the potential displaces will have an abundant number of properties to choose from. The displacees will not experience a hardship in locating a new home. In addition, the length of the construction project will be three years, which will spread out the acquisition of properties, allowing for relocations to take place over a few years time. This will provide more properties to be available as residents relocate.

I have also searched the local commercial real estate market for listings of potential commercial properties available for the potential commercial displacees. The search found properties that would be suitable for the displacements.

Estimate of Relocation Displacements

This project has the potential of impacting forty 37 properties to the extent to cause their relocation. Of the 37 properties, 33 are residential and 4 are commercial. The specifics of the properties are detailed below.

* Note on possible problems with parcels involved with relocation at the bottom of this chart.

RESIDENTIAL PROPERTIES ALTERNATE A

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
*1						\$5,000
7	\$120,000	Owner	4	\$25,000	\$1,500	\$1,775
9	\$85,000	Owner	3	\$20,000	\$1,500	\$1,650
*10	\$90,000	Owner	3	\$20,000	\$1,500	\$1,650
11	\$100,000	Owner	4	\$25,000	\$1,500	\$1,775
12	\$130,000	Owner	4	\$25,000	\$1,500	\$1,775

13	\$230,000	Owner	3	\$25,000	\$1,500	\$1,650
14	\$85,000	Owner	3	\$20,000	\$1,500	\$1,650
15	\$90,000	Owner	3	\$20,000	\$1,500	\$1,650
16	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
17	\$170,000	Owner	4	\$25,000	\$1,500	\$1,775
18	\$150,000	Owner	4	\$25,000	\$1,500	\$1,775
20a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
20b		Tenant	2	\$8,000	\$1,500	\$1,525
21	\$280,000	Owner/Farm	4	\$75,000	\$1,500	\$1,775
22	\$130,000	Owner	4	\$25,000	\$1,500	\$1,775
23	\$120,000	Owner	3	\$25,000	\$1,500	\$1,650
24	\$175,000	Owner	4	\$25,000	\$1,500	\$1,775
25	\$20,000	Vacant				\$2,500
26	\$350,000	Owner/Farm	4	\$75,000	\$1,500	\$1,775
27	\$250,000	Owner/Farm	3	\$75,000	\$1,500	\$1,650
29	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
*30	\$250,000	Owner	4	\$25,000	\$1,500	\$1,775
132	\$100,000	Owner	3	\$25,000	\$1,500	\$1,650
31	\$120,000	Owner	4	\$25,000	\$1,500	\$1,775
34	\$85,000	Owner	3	\$25,000	\$1,500	\$2,500
35	\$165,000	Owner	3	\$25,000	\$1,500	\$1,650
37	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
44	\$75,000	Owner	3	\$20,000	\$1,500	\$2,500

**BUSINESS PROPERTIES
ALTERNATE A**

Unit	Acquisition Price Est.	Business Name	Type	Replacement Business Payment/Searching Cost/Reestablishment Cost	Interest And Closing	Moving
8	\$250,000	Ledgeview Precast Concrete	Concrete Prodn	Replacement Payment \$50,000 Searching \$1,000 Reestablishment \$10,000	\$1,500	\$10,000
*10	\$130,000	I – Deal Auto Sales & Service	Auto Sales & Service	Replacement Payment \$50,000 Searching \$1,000 Reestablishment \$10,000	\$1,500	\$5,000
28	\$60,000	Vacant	Auto Sales & Service			\$2,500

30	Included in Residential acquisition		Possible craft shop	Replacement Payment \$50,000 Searching \$1,000 Reestablishment \$10,000	\$1,500	\$2,500
39	\$50,000		Cedar Furniture & Fencing	Replacement Payment \$50,000 Searching \$1,000 Reestablishment \$10,000	\$1,500	\$5,000

**RESIDENTIAL PROPERTIES
ALTERNATE B**

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
*1						\$5,000
7	\$120,000	Owner	4	\$25,000	\$1,500	\$1,775
9	\$85,000	Owner	3	\$20,000	\$1,500	\$1,650
*10	\$90,000	Owner	3	\$20,000	\$1,500	\$1,650
11	\$100,000	Owner	4	\$25,000	\$1,500	\$1,775
12	\$130,000	Owner	4	\$25,000	\$1,500	\$1,775
13	\$230,000	Owner	3	\$25,000	\$1,500	\$1,650
14	\$85,000	Owner	3	\$20,000	\$1,500	\$1,650
15	\$90,000	Owner	3	\$20,000	\$1,500	\$1,650
16	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
17	\$170,000	Owner	4	\$25,000	\$1,500	\$1,775
18	\$150,000	Owner	4	\$25,000	\$1,500	\$1,775
20a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
20b		Tenant	2	\$8,000	\$1,500	\$1,525
21	\$280,000	Owner/Farm	4	\$75,000	\$1,500	\$1,775
133a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
133b		Tenant	2	\$8,000	\$1,500	\$1,525
32	\$120,000	Owner	4	\$25,000	\$1,500	\$2,500
34	\$85,000	Owner	3	\$25,000	\$1,500	\$2,500
35	\$165,000	Owner	3	\$25,000	\$1,500	\$1,650
37	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
44	\$75,000	Owner	3	\$20,000	\$1,500	\$2,500

**RESIDENTIAL PROPERTIES
ALTERNATE C**

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
*1						\$5,000
133a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
133b		Tenant	2	\$8,000	\$1,500	\$1,525
32	\$120,000	Owner	4	\$25,000	\$1,500	\$2,500
34	\$85,000	Owner	3	\$25,000	\$1,500	\$2,500
35	\$165,000	Owner	3	\$25,000	\$1,500	\$1,650
37	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
44	\$75,000	Owner	3	\$20,000	\$1,500	\$2,500
45	\$125,000	Owner	3	\$25,000	\$1,500	\$1,650
134	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650

**RESIDENTIAL PROPERTIES
ALTERNATE D**

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
*1						\$5,000
7	\$120,000	Owner	4	\$25,000	\$1,500	\$1,775
9	\$85,000	Owner	3	\$20,000	\$1,500	\$1,650
*10	\$90,000	Owner	3	\$20,000	\$1,500	\$1,650
11	\$100,000	Owner	4	\$25,000	\$1,500	\$1,775
12	\$130,000	Owner	4	\$25,000	\$1,500	\$1,775
133a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
133b		Tenant	2	\$8,000	\$1,500	\$1,525
32	\$120,000	Owner	4	\$25,000	\$1,500	\$2,500
34	\$85,000	Owner	3	\$25,000	\$1,500	\$2,500
35	\$165,000	Owner	3	\$25,000	\$1,500	\$1,650
37	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
44	\$75,000	Owner	3	\$20,000	\$1,500	\$2,500
45	\$125,000	Owner	3	\$25,000	\$1,500	\$1,650

**RESIDENTIAL PROPERTIES
ALTERNATE E**

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
*1						\$5,000
133a	\$130,000	Owner	3	\$25,000	\$1,500	\$1,650
133b		Tenant	2	\$8,000	\$1,500	\$1,525
32	\$120,000	Owner	4	\$25,000	\$1,500	\$2,500
34	\$85,000	Owner	3	\$25,000	\$1,500	\$2,500
35	\$165,000	Owner	3	\$25,000	\$1,500	\$1,650

37	\$110,000	Owner	3	\$25,000	\$1,500	\$1,650
44	\$75,000	Owner	3	\$20,000	\$1,500	\$2,500
45	\$125,000	Owner	3	\$25,000	\$1,500	\$1,650

Discussion of Potential Problems and Solutions

Parcel	Potential Problem	Potential Solution
1	Moving of athletic equipment	Coordinate with school to make move timely and with the least amount of down time to athletic program
10	House and Business on same parcel. It is assumed owner also operates business	Find best solution for owner and DOT to relocate business and housing

Summary of Estimated Relocation Payments Alternate A

Total Acquisition Estimate	\$3,850,000
Total Replacement Housing Payments	\$783,000
Total Residential Moving Payments	\$55,000
Total Incidental and Closing Cost	\$40,500
Total Replacement Business Payments	\$490,000
Total Business Moving Payments	\$25,000
Total Business Incidental and Closing Cost	\$6,000
Business Reestablishment Payments	\$40,000
Business Searching Expenses	\$4,000
Total Relocation/Acquisition Cost	\$5,293,500

Alternate B

Total Acquisition Estimate	\$2,475,000
Total Replacement Housing Payments	\$516,000
Total Residential Moving Payments	\$42,700

Total Incidental and Closing Cost	\$31,500
Total Relocation/Acquisition Cost	\$3,065,200

Alternate C

Total Acquisition Estimate	\$940,000
Total Replacement Housing Payments	\$203,000
Total Residential Moving Payments	\$22,275
Total Incidental and Closing Cost	\$13,500
Total Relocation/Acquisition Cost	\$1,178,775

Alternate D

Total Acquisition Estimate	\$1,335,000
Total Replacement Housing Payments	\$293,000
Total Residential Moving Payments	\$29,250
Total Incidental and Closing Cost	\$19,500
Total Relocation/Acquisition Cost	\$1,676,750

Alternate E

Total Acquisition Estimate	\$810,000
Total Replacement Housing Payments	\$178,000
Total Residential Moving Payments	\$20,625
Total Incidental and Closing Cost	\$12,000
Total Relocation/Acquisition Cost	\$1,020,625